

The Salisbury Planning Board held its regular meeting on Tuesday, April 22, 2003, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Fred Dula, Lou Manning, Rodney Queen, Brian Miller, Sandy Reitz, Jeff Smith, Jerry Wilkes, Ken Mowery, Sean Reid, Len Clark

ABSENT: Eldridge Williams

STAFF: Harold Poole, Patrick Kennerly, Dan Mikkelson, Hubert Furr, Joe Morris, Tammy File

The meeting was called to order by Chairman Dula. The minutes of April 8, 2003, were approved as published.

GROUP DEVELOPMENT

G-4-03 CVS #07539, 1924 Statesville Boulevard

An application has been submitted to build a CVS at the northeast corner of Statesville Blvd. and Jake Alexander Blvd., where the Quick Lube Express previously was located. The properties in question are all zoned B-RT Retail Trade Business, which allows for this type of development.

Technical Review Committee recommended that there be two additions to the plans:

1- Sidewalks to be placed along the front of the property on Statesville Blvd. and along the side of the property on Jake Alexander Blvd. North.

2- Additional windows to be placed in the building, particularly on the front (Statesville Blvd.) side, as “all-around” architecture advocated in the Salisbury 2020 Plan.

In addition, landscaping was not completed on the north side of the property, and one additional tree would be required to meet the landscaping requirement. This north side of the property would be near the water tower.

Jerry Norvell, CVS representative from Morganton- CVS is building the road to Jake Alexander Blvd. and the cul-de-sac with sidewalks. Mr. Norvell doesn’t believe that CVS should be responsible for building sidewalks on Statesville Blvd. and Jake Alexander Blvd. Also, it is difficult to put windows on both sides of the building due to merchandising.

Sean Reid- Clarification that Bellevue Road cannot be used. Staff clarified that point, acknowledging that using Bellevue would support out connectivity policy, but we know about objections neighbors would have that “cut-through” traffic. Sean also said he doesn’t see a need for sidewalks, and wouldn’t require the additional windows.

Rodney Queen- New road would be of help. Sidewalks should be put in, but doesn’t think the building needs additional windows.

Brian Miller- There is a well-worn path where the sidewalks should go. He would like to see sidewalks, but not additional windows.

Jeff Smith- We need the sidewalks, windows are not a big issue.

Brian Miller made the motion to approve the site plan with the following additions:

- 1- Sidewalks to be required on both Statesville Blvd. and Jake Alexander Blvd.
- 2- The landscaping on the north side of the property be shown and installed, as required by our ordinance.

Lou Manning seconded the motion with all members voting AYE.

{NOTE: The developers would like their request delayed until the May 20 Council meeting.

COMMITTEE REPORTS

The Gateway Committee is studying the VCOD matter, including both text and map. Council had referred this matter to the Planning Board at its April 1 meeting, and on April 8 the Planning Board referred it to the Gateway Committee, which was already working on a similar concern.

The Committee met April 17 and discussed the purpose of the meeting, which was primarily to identify steps that will be involved in carrying out this study. Some of the steps identified included:

- Rewrite VCOD Ordinance- with input from committee members, staff, Craig Lewis from the Lawrence Group, Council members, Chamber of Commerce, and other interested citizens and organizations
- Identify properties to be included
- Conduct a "town meeting" which affects property owners
- Make personal contact with each property owner in the new area
- Give a presentation, with explanation, to the full Planning Board
- Conduct a Planning Board Courtesy Hearing

Sean Reid made a motion to form a committee to study M-2 zoned area off West Innes Street (which borders Frank B John and Jersey City neighborhoods). Sandy Reitz seconded Sean's motion with all members voting AYE. Rodney Queen, Sean Reid, Sandy Reitz, Jerry Wilkes and Len Clark are the members of this committee.

VISION 2020 IMPLEMENTATION TASK FORCE

Joe Morris, Urban Resources Planner, gave Planning Board a similar presentation that he gave to City Council on April 15th. This gave a summary of the findings of 2020 Implementation Task Force, which should lead to new regulatory ordinances for the city.

IN-AND OUT-COMMUTING PATTERNS FROM THE 2000 CENSUS

Patrick Kennerly, Planner II, gave a presentation on the in-and out-commuting patterns to and from Rowan County. The report showed more out-commuting than in-commuting, but he feels that that is principally a result of South Rowan, which has a substantial population, but with jobs right across the Cabarrus County line. While we have more out-commuting to Cabarrus, we have more in-commuting of workers from Davie and Davidson Counties, and about an equal number of commuters to and from Iredell County. The net out-commuting increased between

1980 and 1990 from about 6,800 to about 8,200, but it actually decreased in the year 2000 to less than 5,000. That would indicate that Rowan is less of a “bedroom” community now than it was 10 or 20 years ago.

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary